

**Planning Board Meeting Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: May 27, 2004 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Thursday, May 27, 2004**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of April 8, 2004 and April 22, 2004.
2. Receive and file the Financial Report for the period ending April 30, 2004.
3. Discussion with Bruce Mayberry of proposed revisions to the Impact Fee Ordinance.
4. Conceptual review of proposed hotel to be located on S. Commercial Street, proposed by Roedel Partners, LLC.

**II. REGULATORY MATTERS:**

5. S-04-2004 Property located on South Beech Street and Bradley Street, an application to subdivide property to create a 6.3 acre tract (existing cemetery) and a 12.6 acre tract – Roman Catholic Bishop of Manchester **[Letter request to withdraw application]**
6. PD-02-2004 Property located at 840 Bodwell Road, an application to create a planned develop-  
ment by the construction of thirty-one (31) single family dwellings - Whirlwind Capital, LLC  
**Public Hearing Held: 03/11/2004**  
**Public Hearing Continued: 04/08/2004**  
**Deadline for Action: 05/13/2004 [Recommendation Enclosed]**
7. PD-04-2004 Property located at 1085 & 1095 Bodwell Road, an application to create a planned  
SP-04-2004 development by the construction of six (6) townhouse structures, and for site plan approval for the construction of 24 dwelling units (2 existing on-site) – William Socha  
**Public Hearing Held: 03/11/2004**

**Public Hearing Continued: 04/22/2004****Deadline for Action: 05/13/2004****[Staff Report Enclosed]**

8. SP-05-2004 Property located at 55 Riverfront Drive, an application for site plan approval for the construction of a three story multifamily building containing 68 dwellings with garage under and on-site parking – PD Associates, LLC  
**Public Hearing: 04/22/2004**  
**Deadline for Action: 06/24/2004** [Report to be provided]
9. SP-07-2004 Property located on Candia Road (M 748, Lot #8), an application for site plan approval for the construction of a 2,650 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking – CLD Consulting Engineers, Inc.  
**Public Hearing: 04/22/2004**  
**Deadline for Action: 06/24/2004** [Staff Report Enclosed]
10. SP-09-2004 Property located at 15 School Street, an application for site plan approval for  
M-04-2004 the construction of a 3,800 sq. ft. one story social club – The Raphael Social Club, Inc.  
**Public Hearing: 05/13/2004**  
**Deadline for Action: 07/08/2004** [Staff Report Enclosed]
11. SP-10-2004 Property located at 27 Sagamore Street, an application for site plan approval for renovation of an existing building to professional dental office, the construction of a paved parking lot, and landscape improvements – Mark G. Hochberg, DMD, PLLC  
**Public Hearing: 05/13/2004**  
**Deadline for Action: 07/08/2004** [Recommendation Enclosed]
12. SP-11-2004 Property located at 3 Country Club Drive, an application for site plan approval for the construction of a 3 story, 18 unit housing facility with garage, surface parking and landscape improvements – Construction, Planning & Management, Inc.  
**Public Hearing: 05/13/2004**  
**Deadline for Action: 07/08/2004** [Recommendation Enclosed]
13. CU-10-2004 Property located at 282 & 286 Concord Street, an application for a conditional  
CU-13-2004 use permit to convert the existing building to a 34 unit rooming house and for a reduction from the required number of parking spaces from 34 to 10 - Roman Catholic Bishop of Manchester  
**Public Hearing: 04/22/2004**  
**Deadline for Action: 06/24/2004** [Staff Report Enclosed]

**III. OTHER BUSINESS ITEMS:**

14. Application by the Raphael Social Club, Inc. for voluntary merger of seven (7) contiguous parcels at 15 School Street, Tax Map TBK 3 Lots 5, 5A, 5B, 6, 6A, 7 and 8. **M-04-04**
15. Application by Eric Johnson for voluntary merger of two (2) contiguous parcels at 163 Boynton Street, Tax Map 579 Lots 189 and 190. **M-05-04**
16. Application by Richard E. Gately and Amy Barnabe for voluntary merger of two (2) contiguous parcels at 206 South Elm Street, Tax Map 532 Lots 34 and 36. **M-06-04**
17. Discussion with developer of planned development on Bicentennial Drive regarding compliance with Conditions of Approval. **(PD-14-2003)**
18. Any other business items from Staff or Board.

